

024.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

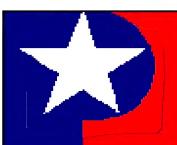
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,003,000 / 1,003,000

USE VALUE: 1,003,000 / 1,003,000

ASSESSED: 1,003,000 / 1,003,000


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		CROSS ST, ARLINGTON

Legal Description		User Acct
		15860
GIS Ref		
GIS Ref		
Insp Date		07/21/17
07/21/17		

## OWNERSHIP

Unit #:

Owner 1: MARLIN ROBERT	
Owner 2: MARLIN-CURIEL STEPHANIE	
Owner 3:	

Street 1: 11 CROSS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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## PREVIOUS OWNER

Owner 1: HARRIS JAN/DORINE -	
Owner 2: -	

Street 1: 11 CROSS ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474		


## NARRATIVE DESCRIPTION

This parcel contains .099 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Wood Shingle Exterior and 2470 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.	
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## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

Z	R1	SINGLE FA	100	water		
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n				Electri		
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Census:		Exempt	
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Flood Haz:		
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D		Topo	1	Level		
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s		Street				
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t		Gas:				
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## SALES INFORMATION

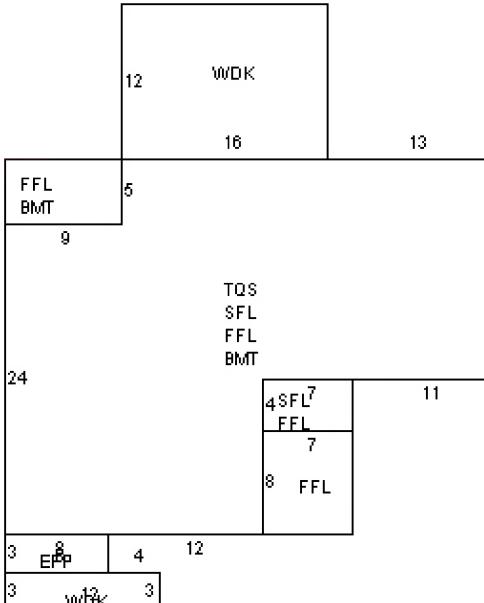
TAX DISTRICT								PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS JAN/DORI	44451-477		1/10/2005		420,000	No	No		
COLEMAN THERESA	35291-115		7/14/2002		360,000	No	No		
HURLEY CORNELIU	33548-24		8/25/2001		255,000	No	No		
HURLEY ANNA	25747-483		10/20/1995		120,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/9/2015	15	Renovate	15,000						7/21/2017	MEAS&NOTICE	HS	Hanne S
10/24/2014	1414	Heat App	8,900					Rework existing du	5/19/2015	Permit Insp	PC	PHIL C
7/22/2014	889	Dormers	150,000						7/28/2014	Info Fm Prmt	PC	PHIL C
4/24/2006	296	Addition	150,000			G7	GR FY07	2 STRY ADD / WD DE	1/20/2009	Meas/Inspect	345	PATRIOT
8/30/2001	607	Redo Kit	30,000	C				REMODEL KITCHEN AN	9/11/2008	External Ins	BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4300		Sq. Ft.	Site		0	80.	1.28	1									439,199						439,200	

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 15	- Old Style			Full Bath: 2	Rating: Very Good			SCUTTLE HOLE PDAS.									
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Good												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1									
Color: RED				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1885	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G16	Fact: .			Floor:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Const Mod:				% Own:				Exterior:				No Unit RMS BRS FL					
Lump Sum Adj:				Name:				Interior:				1 9 4					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Additions:									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Kitchen:									
Prim Int Wal 2	- Plaster			Functional:				Baths:									
Sec Int Wall: 1	- Drywall			40 %				Plumbing:									
Partition: T	- Typical			Special:				Electric:									
Prim Floors: 3	- Hardwood			Override:				Heating:									
Sec Floors:				Total:	4.6 %			General:				Totals					
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				1 9 4									
Subfloor:				<b>COMPARABLE SALES</b>													
Bsmnt Gar:				Basic \$ / SQ: 135.00													
Electric: 3	- Typical			Size Adj.: 1.07514417													
Insulation: 2	- Typical			Const Adj.: 0.99989998													
Int vs Ext: S				Adj \$ / SQ: 145.130													
Heat Fuel: 2	- Gas			Other Features: 136116													
Heat Type: 1	- Forced H/Air			Grade Factor: 1.10													
# Heat Sys: 1				NBHD Inf: 1.00000000													
% Heated: 100	% AC: 100			NBHD Mod:													
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00													
% Com Wal	% Sprinkled			Adj Total: 590960													
				Depreciation: 27184													
				Depreciated Total: 563776													
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:			Ind. Val									
Make: [ ] Model: [ ]																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year: [ ]				Color: [ ]					
<b>PARCEL ID</b> 024.0-0003-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]																	
 <p>Residential Grid Diagram showing property boundaries and room layout. The property is divided into several sections labeled with room types and numbers (e.g., WDK, FFL, BMT, TQS, SFL, FFL, BMT, EPP, WDK, 12, 13, 9, 5, 7, 8, 11, 3, 3, 631, 228, 24, 72.590, 3, 3, 2469.75, 3818, 2470, 3, 3, 145.130, 43.540, 145.130, 145.130, 10.380, 2,368, 1,742, 401,121). The diagram includes a legend for room types: WDK (Deck), FFL (First Floor), BMT (Basement), SFL (Second Floor), TQS (3/4 Story), and EPP (Enclos Porch).</p>																	
 <p><b>AssessPro</b> Patriot Properties, Inc.</p>  <p>A photograph of a two-story house with a red exterior, white trim, and a white front porch. The house is surrounded by greenery and a blue trash can is visible in the foreground.</p>																	